

**500 Stadium Business Center
at St. Lucie West
Major Site Plan**

P21-136

City Council Meeting December 13, 2021

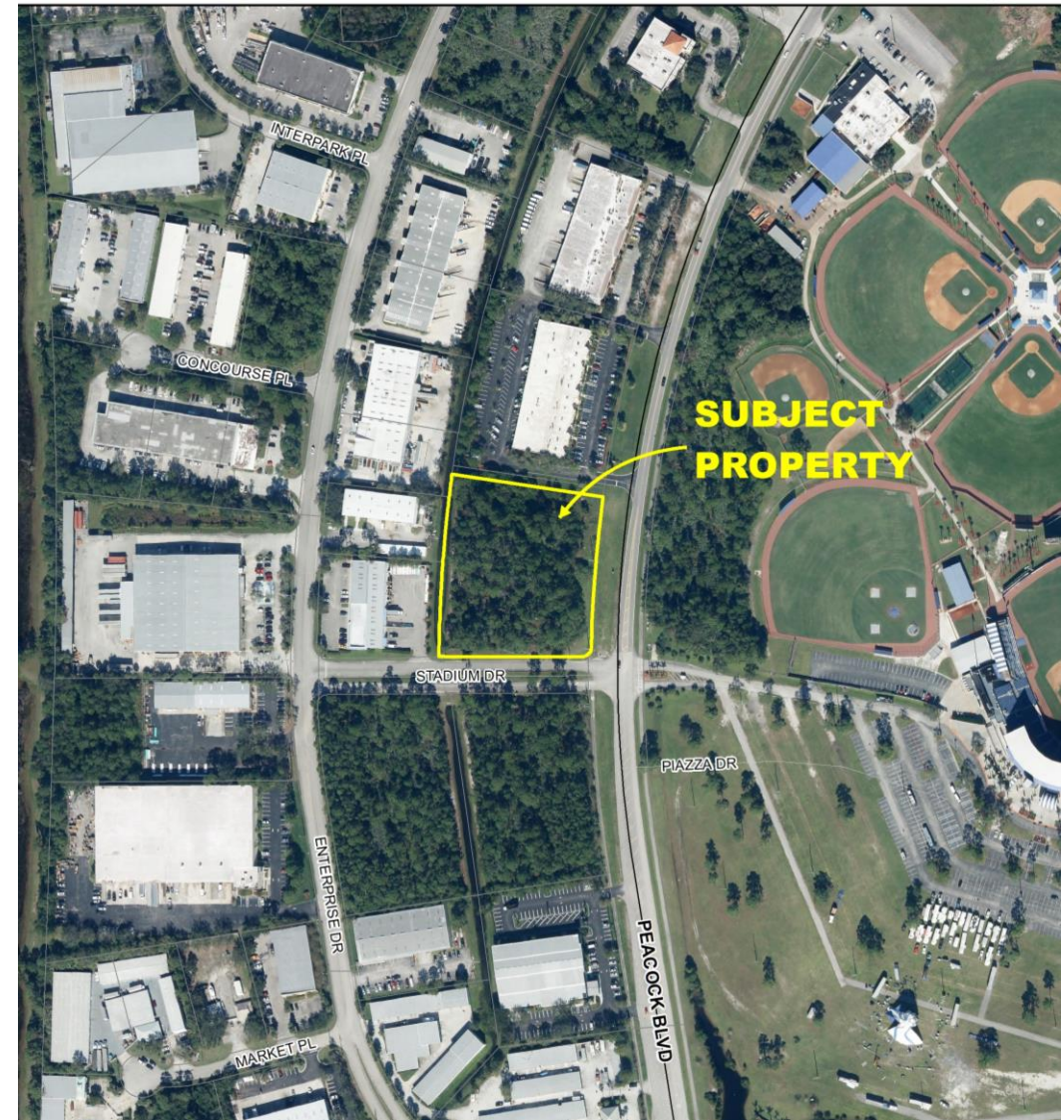


Request & Summary:

Applicant's Request:	A request for approval of a major site plan for construction of two office/warehouse buildings for a total of 35,056 square at the northwest corner of NW Peacock Boulevard and NW Stadium Drive in St. Lucie West.
Applicant:	Engineering Design & Construction, Inc; Bradley J. Currie, AICP
Owner:	500 Stadium Business Center, LLC
Location:	500 NW Stadium Drive

Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	LI/CS	CS	Vacant Land
Surrounding Uses			
North	LI/CS	CS	Industrial Flex Building
East	OSR	GU	Mets Spring Training Stadium
South	LI/CS	CS	Vacant Land – proposed warehouses
West	LI/OSR/I	WI	Warehouses



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Permitted under CS zoning
DUMPSTER ENCLOSURE	Site plan depicts two 12'X24' dumpster enclosures for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Approved by St. Lucie West Industrial Association
STACKING REQUIREMENTS	Site plan depicts required left turn lane into northern driveway
PARKING REQUIREMENTS	90 parking spaces including 4 handicapped spaces required and 96 parking spaces and 4 handicapped spaces provided
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed buildings is 18 feet and 8 inches.
SETBACKS	The proposed buildings are in conformance with the setback requirements for property zoned CS (Service Commercial).
BUFFER	The site plan depicts the required 10-foot perimeter landscape buffers.

Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	St. Lucie West Services District is the provider of services.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. The project will generate 164 average daily trips and 99 p.m. peak hour trips per the ITE Trip Generation, 10 th Edition.
PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A



Public Works Traffic Review

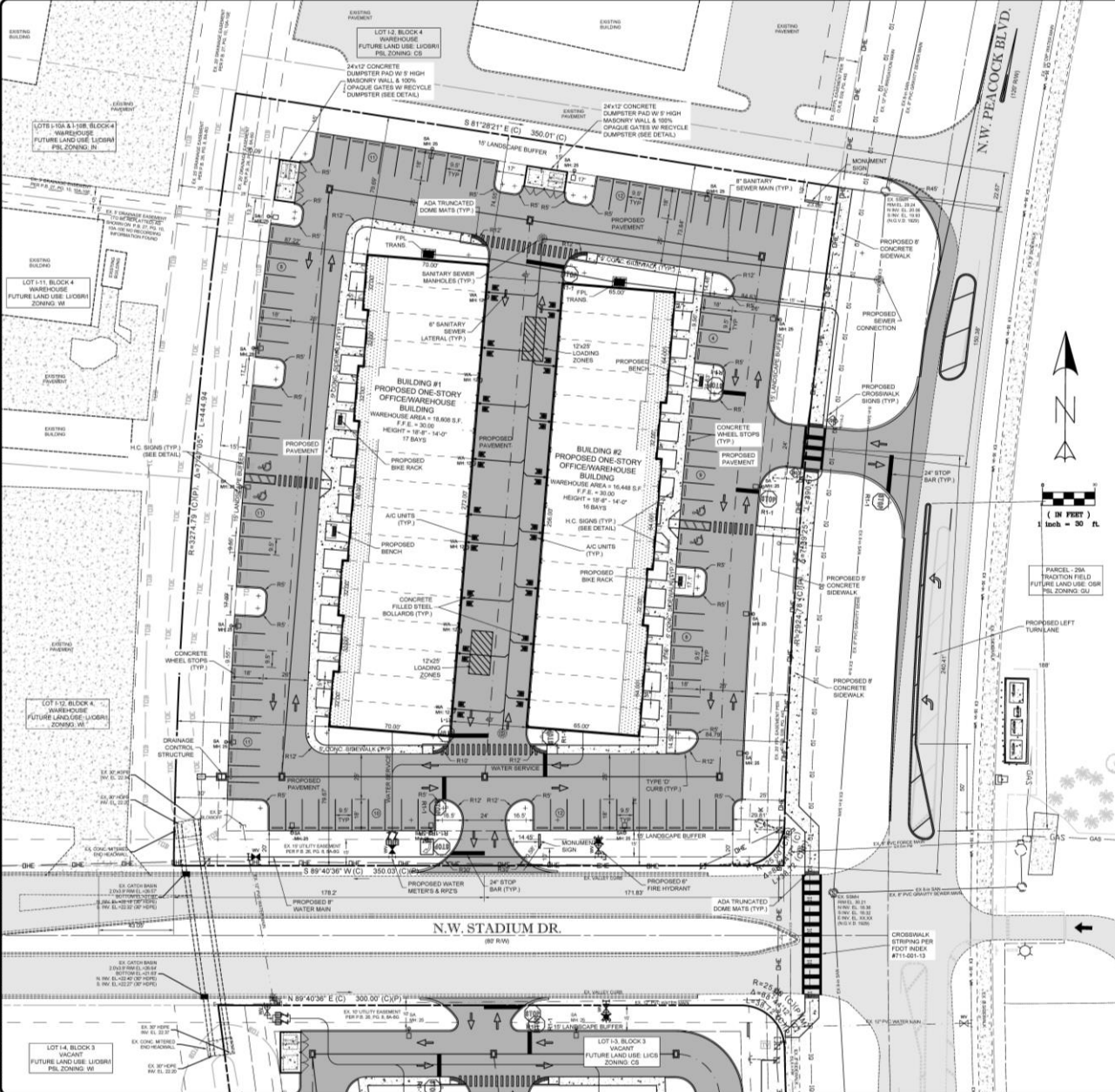
- The development and Traffic Impact Statement were reviewed by City Staff.
- Per ITE Trip Generation Manual, 10th Edition, this particular development predicts a generation of 99 PM Peak Hour trips.
- Left turn lane will be proposed along Peacock Blvd. to limit any concern for traffic stacking onto the roadway.
- No significant traffic impact is proposed based on the site plan submitted.



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	An environmental assessment report shows site contains upland habitat. The owner intends to pay mitigation fees for the loss of upland habitat.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Required, per Code applicant has 90 days after issuance of 1 st building permit to identify preferred option





LUMEN SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LF	DESCRIPTION
CL	5	WA	SINGLE	N/A	0.900	CREE LIGHTING XBPW-BX-48E-4L-40U-L
CL	5	WA	SINGLE	N/A	0.900	CREE LIGHTING CCGM-B-L1-40Z-3M-L-MAXX / CRO-BL-RP

CREATION SUMMARY

LINE	Category	Units	Avg	Min	Max	Min	Max
PARKING AND DRIVE LINES	Surfarea	FC	1.75	4.9	0.5	0.5	0.5
DRIVE	Surfarea	FC	0.03	0.2	0.5	N/A	N/A

LEGAL DESCRIPTION
 LOT 11, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1 PRIMA VISTA BLVD. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.57 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.38 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 38 EAST

PARCEL ID #: 3333-930-0027-000-71

PROJECT NAME:

Staff Recommendation:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.

The Site Plan Review Committee recommended approval of the site plan at their meeting of August 11, 2021.